

CAUSE NO. _____ HEARING DATE _____

PLAINTIFF § IN THE JUSTICE COURT
§
v. §
§ PRECINCT NO. _____
§

DEFENDANT § _____ COUNTY, TEXAS

PETITION: EVICTION CASE

COMPLAINT: Plaintiff hereby sues the following Defendant(s) _____
_____ for eviction of Plaintiff's premises (including
storerooms and parking areas) located in the above precinct. The address of the property
is:

Street Address Unit No. (if any) City State Zip

- GROUND FORS FOR EVICTION:** Plaintiff alleges the following grounds for eviction:
- Unpaid rent.** Defendant(s) failed to pay rent for the following time period(s):
_____. The amount of rent claimed as of the
date of filing is: \$_____. Plaintiff reserves the right to orally amend
the amount at trial to include rent due from the date of filing through the date
of trial.
 - Other lease violations.** Defendant(s) breached the terms of the lease (other
than by failing to pay rent) as follows: _____
 - Holdover.** Defendant(s) are unlawfully holding over by failing to vacate at the
end of the rental term or renewal of extension period, which was the ____ day
of _____, 20__.

NOTICE TO VACATE: Plaintiff has given Defendant(s) a written notice to vacate (according
to Chapter 24.005 of the Texas Property Code) and demand for possession. Such notice was
delivered on the ____ day of _____, 20__ by this method: _____

SUIT FOR RENT: Plaintiff does or does not include a suit for unpaid rent.

ATTORNEY'S FEES: Plaintiff will be or will not be seeking applicable attorney's fees.
The attorney's name, address, phone and fax numbers are: _____

IMMEDIATE POSSESSION BOND: If Plaintiff has filed a bond for immediate possession,
Plaintiff requests that: (1) the Court set the amount of the bond; (2) the Court approve the

bond; and (3) proper notices, as required by the Texas Rules of Civil Procedure, are given to Defendant(s).

SERVICE OF CITATION: Service is requested on Defendant(s) by: personal service at home or work, or by delivery to a person over the age of 16 years at Defendant's usual place of residence. If required, Plaintiff requests alternative service as allowed by the Texas Rules of Civil Procedure. Other home or work addresses where Defendant(s) may be served are: _____

Plaintiff knows of no other home or work addresses of Defendant(s) in this county.

RELIEF: Plaintiff requests that Defendant(s) is served with the citation and that Plaintiff is awarded a judgment against Defendant(s) for: possession of the premises, including removal of Defendant(s) and Defendant's possessions from the premises, unpaid rent, if set forth above, attorney's fees, court costs, and interest on the above sums at the rate stated in the lease, or if not so stated, at the statutory rate for judgments.

I hereby request a jury trial. The fee is \$22 and must be paid at least 3 days before trial.

I hereby consent for the answer and any other motions or pleadings to be sent to my email address as follows: _____

Plaintiff's Printed Name

Signature of Plaintiff or Agent or Attorney

Defendant's Information (if known):

Date of birth: _____

Address of Plaintiff or Agent or Attorney

Last three digits of Driver License: _____

Last three digits of Soc. Sec. No.: _____

Phone No.: _____

City State Zip

Phone & Fax No. of Plaintiff
or Agent or Attorney

SWORN TO AND SUBSCRIBED before me this _____ day of _____, 20_____

CLERK OF THE JUSTICE COURT OR NOTARY

THIS AFFIDAVIT IS REQUIRED IN ALL CIVIL FILINGS IN THIS COURT. YOU MAY TAKE THIS AFFIDAVIT TO ANY LEGALLY QUALIFIED NOTARY PUBLIC OR BRING TO MY OFFICE AND WE WILL HAVE YOU SWEAR TO THE AFFIDAVIT BEFORE THE JUDGE/CLERK. FAILURE TO SUBMIT THIS AFFIDAVIT WILL INVALIDATE YOUR CLAIM. IF STATUS IS UNKNOWN CHECK ON Service Member's Civil Relief Act Website

CASE NO. _____

AFFIDAVIT

PLAINTIFF BEING DULY SWORN ON HIS OATH DEPOSES AND SAYS UNDER PENALTY OF PERJURY THAT DEFENDANTS(S)

IS NOT IN THE MILITARY

IS NOT ON ACTIVE DUTY IN THE MILITARY AND/OR

IS NOT IN A FOREIGN COUNTRY ON MILITARY SERVICE.

IS ON ACTIVE MILITARY DUTY AND/OR IS SUBJECT TO THE SERVICEMEMBERS CIVIL RELIEF ACT OF 2003

MILITARY STATUS IN UNKNOWN AT THIS TIME

PLAINTIFF

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS OR CLERK OF THE JUSTICE COURT (STRIKE ONE)

PENALTY FOR MAKING OR USING FALSE AFFIDAVIT – A PERSON WHO MAKES OR USES AN AFFIDAVIT KNOWING TO BE FALSE, SHALL BE FINED AS PROVIDED IN TITLE 18 UNITED STATES CODE, OR IMPRISONED FOR NOT MORE THAN ONE YEAR, OR BOTH.

JUSTICE COURT CIVIL CASE INFORMATION SHEET

CASE NUMBER (FOR CLERK USE ONLY) _____

STYLED _____

(e.g., John Smith v. All American Insurance Co; In the Matter of the Estate of George Jackson)

A CIVIL CASE INFORMATION SHEET MUST BE COMPLETED AND SUBMITTED WHEN AN ORIGINAL PETITION IS FILLED TO INITIATE A NEW SUIT. THE INFORMATION SHOULD BE THE BEST AVAILABLE AT THE TIME OF FILING. THIS SHEET, REQUIRED BY RULE OF CIVIL PROCEDURE 502, IS INTENDED TO COLLECT INFORMATION THAT WILL BE USED FOR STATISTICAL PURPOSES ONLY. IT NEITHER REPLACES NOR SUPPLEMENTS THE FILINGS OR SERVICE OF PLEADING OR OTHER DOCUMENTS AS REQUIRED BY LAW OR RULE. THE SHEET DOES NOT CONSTITUTE A DISCOVERY REQUEST RESPONSE, OR SUPPLEMENTATION, AND IT IS NOT ADMISSIBLE AT TRIAL.

<p>1. CONTACT INFORMATION FOR PERSON COMPLETING CASE INFORMATION SHEET.</p>	<p>2. NAMES OF PARTIES IN CASE:</p>
<p>NAME _____ TELEPHONE _____</p> <p>ADDRESS _____ FAX _____</p> <p>CITY/STATE/ZIP CODE _____ STATE BAR NO. _____</p> <p>EMAIL _____</p> <p>SIGNATURE _____</p>	<p>PLAINTIFF(S):</p> <p>_____</p> <p>_____</p> <p>DEFENDANT(S):</p> <p>_____</p> <p>_____</p> <p>(attach additional page as necessary to list all parties)</p>
<p>3. INDICATE CASE TYPE, OR IDENTIFY THE MOST IMPORTANT ISSUE IN THE CASE (select only 1):</p>	
<p><input type="checkbox"/> DEBT CLAIM: A debt claim case is a lawsuit brought to recover a debt by an assignee of a claim, a debt collector or collection agency, a financial institution, or a person or entity primarily engaged in the business of lending money at interest. The claim can be for no more than \$10,000 in damages, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> EVICTION: An eviction case is a lawsuit brought to recover possession of real property, often by a landlord against a tenant. A claim for rent may be joined with an eviction case if the amount of rent due and unpaid is not more than \$10,000, including costs and attorney fees, if any.</p>
<p><input type="checkbox"/> REPAIR AND REMEDY: A repair and remedy case is a lawsuit brought to seek judicial remedy for the alleged failure of a landlord to remedy or repair a condition as required by Chapter 92 of the Texas Property Code. The relief sought can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>	<p><input type="checkbox"/> SMALL CLAIMS: A small claims case is a lawsuit brought for the recovery of money damages, civil penalties, or personal property. The claim can be for no more than \$10,000, excluding statutory interest and court costs but including attorney fees, if any.</p>